

10. 2006SP-034G-06

Map 114, Parcels 127, 128, 269, 270
Subarea 6 (2003)
District 22 - Eric Crafton

A request to change from CS, OR20 and AR2a to SP district property located at 7416 Old Charlotte Pike, Sawyer Brown Road (unnumbered) and Charlotte Pike (unnumbered) (22.98 acres), to construct 122 multi-family units, requested by Anderson, Delk, Epps and Associates, applicant, for Louis McRedmond Investment Group L.P., owner.

Staff Recommendation -*Approve with conditions*

APPLICANT REQUEST - Rezone 22.98 acres from office/residential (OR20), agricultural/residential (AR2a), and commercial service (CS) to specific plan (SP) district at 7416 Old Charlotte Pike, Sawyer Brown Road (unnumbered) and Charlotte Pike (unnumbered)

Existing Zoning

OR20 district -Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

AR2a district -Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres.

CS district - Commercial Service is intended for a variety of commercial uses, including retail trade, consumer services, financial institutions, general and fast food restaurants, auto-repair, auto sales, self-storage, and light manufacturing and small warehouse uses.

Proposed Zoning

SP district -Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

BELLEVUE COMMUNITY PLAN

Commercial Mixed Concentration(CMC) -CMC policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

Residential Low Medium (RLM) -RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Policy Conflict -As proposed, the overall density of the site plan is consistent with the CMC and RLM

policies. The CMC policy allows for higher density residential and RLM policy allows for 2 to 4 units per acre. The density of the project is 5.37 units per acre, which is consistent with the average density allowed for both land use policies.

Preliminary Plan Details - The plan proposes 122 multi-family units with access off of Old Hickory Boulevard and Charlotte Pike. The proposed units front on the interior streets with additional buffering to the surrounding streets.

Staff met with the applicant to discuss the design of the project. Staff recommended a redesign of the project to have the units fronting on Sawyer Brown Road, which would create more of a neighborhood feel along Sawyer Brown Road by creating a streetscape. The applicant indicated that a redesign of the plan to front the units on Sawyer Brown road would not be appropriate due to the existing topography. The applicant proposes a 10' landscape easement along Sawyer Brown, as well as, a 20' landscape easement along Old Hickory Boulevard for additional buffering to screen the backs of the units from the street. Although staff's preference would be to create a strong streetscape with the units facing the street, the landscape easements are another alternative to address the existing development pattern and character of the area.

The Major Street Plan calls for Old Hickory Boulevard as a Scenic Arterial (S4) street requiring 150' right-of-way (ROW). A subarea plan amendment and amendment to the Major Street plan has been requested to classify it as an Urban Arterial (U4), which requires 84' ROW. Staff recommends approval of the Major Street Plan amendment to a "U4" street. If the Commission does not recommend approval of the amendment, then this rezoning should be deferred or disapproved.

Sidewalks are not required along the existing streets since it is within the General Services District (GSD), however, sidewalks are provided within the proposed development.

There are 2 phases proposed. Phase 1 proposes 72 units and phase 2 proposes 50 units.

RECENT REZONINGS - None.

STORMWATER RECOMMENDATION- Approved except as noted.

1. Buffer Note "(The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.)"
2. Culvert Note "(Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).)"

Note: This project will be required to receive an appeal from the Stormwater Management Committee for road crossings.

PUBLIC WORKS RECOMMENDATION

1. All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.
2. Plans for solid waste collection and disposal must be approved by the Public Works Solid Waste Division.
3. Show ST200 curb and gutter on Private streets.

In accordance with the TIS:

1. The project access to Old Hickory Blvd shall be constructed to provide one lane for entering and two lanes for exiting with 50' of storage each.

2. Construct a northbound left turn lane on Old Hickory Blvd at the project entrance, with 75 feet of storage, and AASHTO/ MUTCD tapers.
3. The project access to Charlotte Pike shall be constructed to provide one lane for entering and two lanes for exiting with 50' of storage each.
4. Construct a eastbound left turn lane on Charlotte Pike at the project entrance, with 75 feet of storage, and AASHTO/ MUTCD tapers.
5. Improvements along Old Hickory Boulevard (items 1 & 2) shall be bonded and installed with the first phase of development.
6. Improvements along Charlotte Pike (items 3 & 4) shall be bonded and installed with the second phase of development.

CONDITIONS

1. Comply with Public Works conditions listed above.
2. Prior to the approval of the Final development plan, Metro Stormwater is to review and approve the plans.
3. Any changes on the final development plan from this preliminary site plan may require a new preliminary plan if the changes are deemed significant by planning staff.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district, which must be shown on the plan.

Ms. Harris presented and stated that staff is recommending approval with conditions.

Mr. Tom White, 315 Deadrick Street, spoke in favor of the proposal.

Mr. James Smith, 7602 Old Charlotte Pike, spoke in opposition to the proposal.

Mr. Greg Walton, 720 Old Hickory Blvd., spoke in opposition to the proposal.

Ms. Pam Walton, 720 Old Hickory Blvd., spoke in opposition to the proposal.

Mr. Steve Hawkins, 7466 Old Charlotte Road, spoke in opposition to the proposal.

Mr. Dan Pfeiffer, 7521 Oakhaven Trace, spoke in opposition to the proposal.

Mr. Marshall Aiken, 6916 Gower Road, spoke in opposition to the proposal.

Mr. Vaughn Hawkins, 7466 Old Charlotte Road, spoke in opposition to the proposal.

Mr. Mike Anderson, Anderson, Delk & Associates, spoke in favor of the proposal.

Ms. Nielson requested additional information on the potential building possibilities of the parcel as it was currently zoned.

Mr. McLean questioned the number of units being proposed for the parcel.

Mr. Clifton spoke of lot frontages and design in relation to the proposal. He acknowledged the concerns mentioned by area residents. He then spoke of the potential building possibilities on the parcel as it was

currently zoned.

Ms. Cummings mentioned an issue regarding the orientation of the project. She also suggested that the Planning staff update the website to include information related to SP zoning.

Mr. Bernhardt acknowledged this request.

Mr. Tyler expressed an issue with the description that would be necessary to fully explain the SP rezoning. He then requested additional information regarding the zoning of surrounding properties in relation to this proposal. He acknowledged the density concerns mentioned by area residents. He then questioned staff on the flexibility of SP zoning.

Mr. Bernhardt explained the concepts of SP zoning to Mr. Tyler.

Mr. Ponder requested additional information regarding the orientation of the proposal and then suggested alternative ideas for the proposal. He then requested additional information on the number of units that could be placed on the parcel as it was currently zoned.

Mr. Loring spoke favorably of the proposal and mentioned the down zoning included in the SP zoning. He moved for its approval.

Ms. Jones expressed a concern regarding the orientation of the proposal in relation to Sawyer Brown Road. She encouraged altering the placement of homes to exhibit more of a community feel for the residents. She seconded the motion.

Mr. Ponder questioned whether a community meeting could be held in order to allow the developer meet with area residents to address the orientation issues associated with the proposal.

Mr. Bernhardt stated that the staff recommendation allows this flexibility.

Mr. Loring moved and Ms. Jones seconded the motion, to approve staff recommendation on Zone Change 2006SP-034G-06 to include a strong recommendation that staff review and improve design criteria along Sawyer Brown and Old Hickory Boulevard. **(9-0)**

Mr. Small added that he would like to see that the community be involved in the review.

Resolution No. RS2006-086

"BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-034G-06 is **APPROVED WITH CONDITIONS (9-0), with the recommendation that the applicant work with the Planning Department staff to improve the site design, and specifically to front some of the townhome units onto the streets.**

Conditions of Approval:

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The over all density with the proposed site plan is consistent with the Bellevue Community Plan's Commercial Mixed Concentration and Residential Low Medium policies. While the density is consistent applicants are instructed to work with planning staff on design issues pertaining to lot orientation along existing roads."